

New Hampshire Council on Resources and Development

Office of Energy and Planning
57 Regional Drive, Concord, NH 03301
Voice: 603-271-2155 | Fax: 603-271-2615



TDD Access: Relay NH
1-800-735-2964

MEMORANDUM

TO: CORD Members and
Other Interested Parties

Michael J. Cryans, Chairman
Grafton County Board of Commissioners
3855 Dartmouth College Hwy, Box 1
N. Haverhill, NH 03774

Patrick T. Hayes, Mayor
City of Lebanon
51 North Park Street
Lebanon, NH 03766

Jennifer Devost, Acting Director
Upper Valley Lake Sunapee Regional Planning
Commission
77 Bank Street
Lebanon, NH 03766

FROM: Jennifer Czysz, Senior Planner

DATE: June 15, 2007

SUBJECT: *State Owned Land, Surplus Land Review, City of Lebanon, NH
SLR 07-007*

RESPONSE DATE: July 20, 2007

Please review the attached information to determine if your agency has any interest in this transaction. If there is an interest, please notify this office of your intent in writing by the response date indicated above. The Council on Resources and Development will consider the request at the next meeting following the comment period. If the comment period has not closed by the date of the next meeting, any actions by CORD will be subject to completion of the comment period with no adverse comments received. Further information regarding upcoming CORD meetings may be obtained at: <http://www.nh.gov/oep/programs/CORD/>.

The Department of Cultural Resources is asked to review this request in accordance with RSA 227-C:9.


Members of the Public Water Access Advisory Board are asked to review this request in accordance with RSA 233-A.

The Lakes Management and Protection Program, through the Lakes Coordinator, is asked to review this request in accordance with RSA 483-A:5, II.

The Rivers Management and Protection Program, through the Rivers Coordinator, is asked to review this request in accordance with RSA 483:8, VI and 14.



STATE OF NEW HAMPSHIRE
INTER-DEPARTMENT COMMUNICATION

From:  Christopher Morgan
Administrator

Date: June 12, 2007

At: Bureau of Rail and Transit

Subject: Surplus Land Review
Northern Railroad Corridor, Lebanon

To: Amy Ignatius, Director
Office of Energy and Planning

The Department of Transportation, Bureau of Rail & Transit, proposes to sell approximately 16,500 square feet of land in Lebanon to Howard Laware, Railroad Avenue, Lebanon, NH.

Mr. Laware is the owner of the former barracks building in the railroad yard and has leased the land under and surrounding the building since his father purchased the building from the Boston and Maine Corporation. Mr. Laware and his family have asked to purchase the land under the building and a small driveway and yard area in order to make a longstanding lease arrangement permanent and eliminate uncertainty they feel stands in the way of making needed improvements and repairs to the building.

From the documentation it is evident that Mr. Laware owns the structure, but the State still owns the land.

The parcel is sufficient distance from the railroad main line track and sidings to maintain current and future railroad operations.

Please submit this request to the Council on Resources and Development to determine if this land is surplus to the needs and interests of the State.

Feel free to contact me with any questions.

Enc.

cc: Jack Ferns, Director
William Janelle, PE, Administrator, Bureau of Right-of-Way

RECEIVED

JUN 14 2007

**OFFICE OF ENERGY
AND PLANNING**

Council on Resources and Development
REQUEST FOR SURPLUS LAND REVIEW ACTION

Name of Requesting Agency: Department of Transportation, Bureau of Rail & Transit

Agency Contact Person: Christopher Morgan, Administrator
Address: PO Box 483, 7 Hazen Drive, Concord, NH 03302-0483
Phone Number: (603) 271-2468
E-Mail: cmorgan@dot.state.nh.us

Applicant Contact Person: Ted & Kathy Andress
Address: 35 Foster Circle, Enfield, NH 03748
Phone Number: (603) 632-4556
E-Mail: _____

Location of Property: Lebanon, NH

Acreage: .38 Acre

Requested Action: Purchase/Sale

Term of Lease or Easement: N/A

Please complete ALL questions below, submit one digital copy, one hardcopy original, and three photocopies of the complete application to the Office of Energy and Planning, 57 Regional Drive, Concord, NH 03301, jennifer.czysz@nh.gov.

1. What is the current use of this property?

Residence

2. What is the proposed use of this property?

Residence

- 3. Does the proposed use of this property entail new development?** ☐ Yes ☒ No
- a. If yes, is it consistent with adjacent and existing development? ☐ Yes ☐ No
- b. Please describe how the proposed new development differs from or is similar to its surroundings. Also indicate how it may initiate a future change in the property or surroundings use.

- 4. Are there any structures located on this property?** ☒ Yes ☐ No
- a. If yes, please describe the structures including how many and what kind?

Wood frame structure owned and used by applicant as residence.

5. Are there historical architectural or archaeological resources identified on this site?

- ☒ Yes ☐ No
- a. If yes, describe the resource(s)?

Residence is a former Railroad structure. Resident is, as well as descended from former Railroad employees assigned to West Lebanon Railroad operations.

b. If no, contact the NH Division of Historical Resources prior to application submission.

6. Is there any existing development or structures on adjacent sites? ☒ Yes ☐ No

a. If yes, describe the use and number of structures of adjacent sites.
If no, where is the nearest development? (Describe distance, use, and number)

Eagle Transload cement facility. West Lebanon Supply warehouse and retail store.

7. Does the site represent the entire state property in this location? ☐ Yes ☒ No

a. If no, please describe its relationship to the entire state holding (percentage of total acreage, percentage of overall rail length, etc).

Less than 0.02 percent of rail yard area.

8. Is access to this property available? ☒ Yes ☐ No

a. If yes, how is the site accessed? (from rail, water, across applicant's property, etc)

Accessed from Town road in front of and adjacent to property being disposed of.

b. If yes, is there a potential for public access interruption? ☐ Yes ☐ No

9. Are there water resources related to this property such as:
Lakes/Ponds - ☐ Yes ☐ No OR Rivers - ☒ Yes ☐ No?

a. If yes to either, please indicate the size or extent of such resources.

Connecticut River, opposite side of State-owned property 240' +/- from structure.

b. If there are water resources, is there currently public or private access to the site and water body? ☐ Public ☒ Private ☐ No Access Available

c. If there is currently no access (9b), will the proposed use provide new public or private access to the water body? ☐ Public ☐ Private ☐ No New Access

10. Please identify any other significant resources or sensitive environmental conditions known to be located on or adjacent to this property.

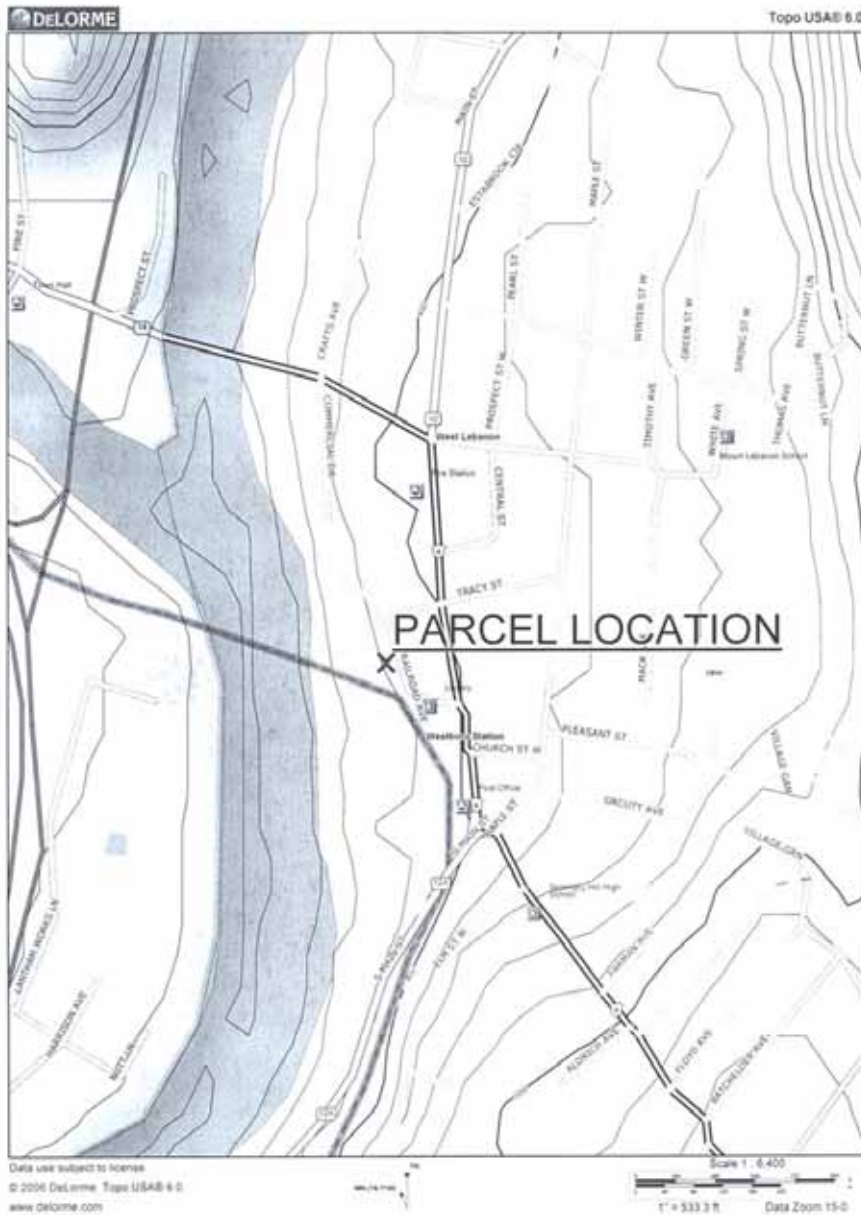
	Yes (property)	Yes (adjacent property)	No
a. Steep slopes.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Wetlands (Prime and NWI)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Threatened or endangered species	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Increased impervious surface	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Potential stormwater flow changes.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Agricultural soils of prime, statewide, or local importance	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Potential river channel change	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h. Other special designations	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

11. Attach photographs and maps of the property. Maps should highlight the requested property location and help to adequately place the property within the town.

a. Municipal tax map copy showing all abutters
b. General location map with scale, north arrow, nearby roads, and water bodies/features*
c. Aerial Photograph*
d. Any site plans for new or proposed development prepared at the time of application
e. Maps depicting rail lines, wetlands, conservation lands, rare species and exemplary natural communities, or topographic features are welcome but not required

* Maps can be created with GIS, Google, Mapquest, GRANIT data mapper, or any other readily available mapping service.

Maps and Photographs



West Lebanon, New Hampshire

Proposed Lot

ArcIMS Viewer



Excerpt City of Lebanon with proposed parcel located.



Sketch and measurements provided by applicant.

Hand-drawn map of a railroad yard. The map shows several tracks, buildings, and other structures. A large black arrow points to a building labeled "No. 23". Other buildings are labeled "No. 17", "No. 2", "Office", and "Dw.". A "Snow Melting Outfit" is also indicated. A "Yellow Sign" is marked with the number "3656x52". A "Box" is labeled "3653x97". The map includes various measurements and labels for tracks and structures, such as "Gantry Rail", "155 ft", "153 ft", "151 ft", "149 ft", "147 ft", "145 ft", "143 ft", "141 ft", "139 ft", "137 ft", "135 ft", "133 ft", "131 ft", "129 ft", "127 ft", "125 ft", "123 ft", "121 ft", "119 ft", "117 ft", "115 ft", "113 ft", "111 ft", "109 ft", "107 ft", "105 ft", "103 ft", "101 ft", "99 ft", "97 ft", "95 ft", "93 ft", "91 ft", "89 ft", "87 ft", "85 ft", "83 ft", "81 ft", "79 ft", "77 ft", "75 ft", "73 ft", "71 ft", "69 ft", "67 ft", "65 ft", "63 ft", "61 ft", "59 ft", "57 ft", "55 ft", "53 ft", "51 ft", "49 ft", "47 ft", "45 ft", "43 ft", "41 ft", "39 ft", "37 ft", "35 ft", "33 ft", "31 ft", "29 ft", "27 ft", "25 ft", "23 ft", "21 ft", "19 ft", "17 ft", "15 ft", "13 ft", "11 ft", "9 ft", "7 ft", "5 ft", "3 ft", "1 ft".

